GARDEN STATE REALTY

180 Gold Mine Road
Flanders, NJ 07836

FOR LEASE
INDUSTRIAL | FLEX





AVAILABILITY DETAILS

Suite #	**4**
Total Unit Size SF	**±5,200**
Warehouse SF	**±4,450** (includes ±3,200 SF 15' clear drop ceiling area fully Air Conditioned)
Office SF	**±750 SF**
Ceiling Height ±	**22'**
Drive-in Doors	**2**
Power	**3Phase**
Date Available	**1/1/2027**

AIR-CONDITIONED FLEX/INDUSTRIAL

Industrial/Flex unit for lease in Flanders, NJ with immediate access to routes 206, 46, and 80. This impeccably maintained site has available space totaling ±5,200 SF which includes finished office, 22' Clear warehouse, and a fully air-conditioned flex/production area. The space is serviced with 3 phase power, 2 drive in doors and a large rear truck court that can accommodate flat beds and full size tractor trailers.



DEREK GEE
Sales Associates
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dgee@gardenstaterealty.net

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204 Passaic Ave, Suite 1
Fairfield, NJ 07004
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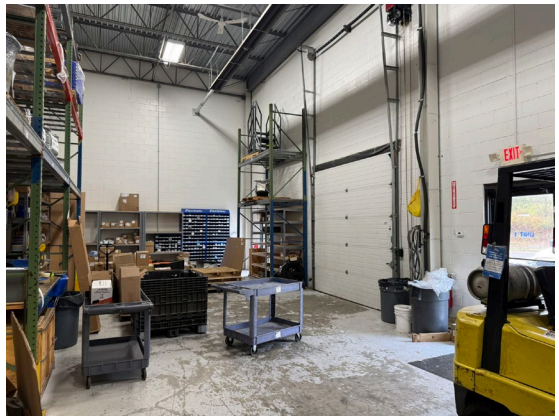

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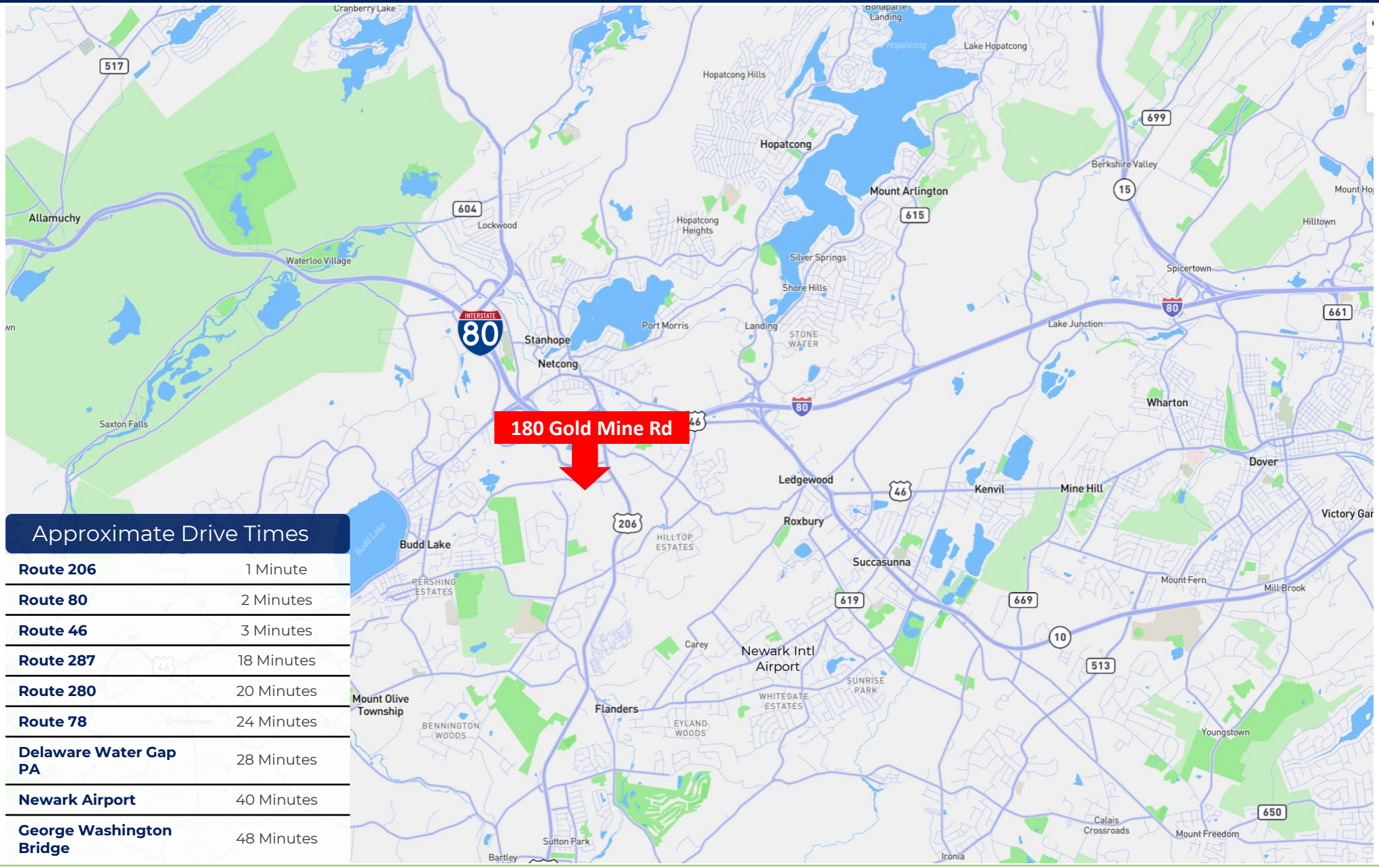

Approximate Drive Times

Route 206	1 Minute
Route 80	2 Minutes
Route 46	3 Minutes
Route 287	18 Minutes
Route 280	20 Minutes
Route 78	24 Minutes
Delaware Water Gap PA	28 Minutes
Newark Airport	40 Minutes
George Washington Bridge	48 Minutes

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